




City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 27, 2009
AGENDA DATE: June 3, 2009
PROJECT ADDRESS: 1931 El Camino De La Luz (MST2009-00039/CDP2009-00001)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Johnston, Assistant Planner 

I. PROJECT DESCRIPTION

The site contains an existing 1,731 square foot two-story single-family residence and garage. The proposed project consists of the proposal to construct an attached 361 net square foot, two-car carport addition, and to permit the as-built conversion of the existing garage to habitable space, in order to abate violations listed in enforcement case #ENF2008-01423. Additionally, a detached accessory building is being relocated to observe a five-foot separation from the main building and has been located outside of the required setbacks.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Coastal Development Permit (CDP2008-00022) to allow an addition which is greater than 10% of the floor area within the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General and Local Coastal Plans. Additionally, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: April 20, 2009
DATE ACTION REQUIRED: June 19, 2009

I. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mark Morando	Property Owner:	Tom Thomas
Parcel Number:	045-100-081	Lot Area:	12,000 sq. ft. (.28 acres)
General Plan:	Residential	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	6%, flat
Adjacent Land Uses:			
North - Residential		East - Residential	
South - Pacific Ocean		West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,236 sq. ft.	1,731 sq. ft.
Covered Parking	495 sq. ft (as-built conversion to habitable)	361 sq. ft

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	20'	20'
-Interior	6'	6'	6'
-Rear	6'	6'	6'
Parking	2 covered	2 covered	2 covered
Open Yard	1,250 sq. ft.	> 1,250 sq. ft	> 1,250 sq. ft
Lot Coverage			
-Building	N/A	1,887 15.7%	2,248 18.7%
-Paving/not in easement	N/A	1,258 10.5%	897 7.5%
-Paving/Easement	N/A	1,566 13.1%	1,566 13.1%
-Landscaping	N/A	7,289 60.7%	7,289 60.7%

The proposed project is consistent with the regulations of the E-3, single-family residence zone related to building height, setbacks, solar access, open yard requirements and parking.

V. ISSUES

A. GENERAL AND LOCAL COASTAL PLAN CONSISTENCY

The proposed project is located in the West Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of residential, five units per acre. This area is recognized as uniformly developed with small-lot, single-family residences with some multi-family developments near Oceano and Barranca Avenues. The project consists of the removal of an as-built patio and deck structure and the slope repair and revegetation at the coastal bluff. The existing single-family residence is to remain unaltered at this time. The project does not change the density with regard to the General Plan Land Use designation.

The project site is also located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component 2 of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential, and has very limited additional development potential. The major coastal issues identified for Component Two include seacliff retreat and flooding hazards; public access, both vertically and laterally along the bluffs, overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

The scenic and visual qualities of coastal areas should be considered and protected as a resource of public importance (Coastal Act Section 30251). Projects along the coast should be sited and designed to protect views to and along the ocean and scenic coastal areas and to minimize the alteration of natural landforms. The proposed development is located on or along the coastal bluff and does not impact major public vistas. The project site was not found to be archaeologically sensitive. The site does not serve as a public facility, recreation area, or coastal access point. The project legalizes the as-built conversion of a garage to habitable area and provides the required off-street parking for a single-family residence in a newly constructed carport over an existing paved driveway. The project will not result in the increase of impervious surfaces.

The project provides a minor addition of floor area to a modest home and the required parking for the single-family residence. The project has been designed to reuse the existing driveway and paving and meets the zoning ordinance requirements with minimal impact to the environmental setting. The project will meet the goals of the Local Coastal Plan, the Coastal Act, and the California Code of Regulations. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

B. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (small additions to existing structures) of the California Environmental Quality Act (CEQA) Guidelines.

VI. FINDINGS

COASTAL DEVELOPMENT PERMIT (SBMC §28.44)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and applicable provisions of the Code. The conversion of an existing garage to additional floor area in the house and the addition of a carport to provide the required covered parking is a modest expansion to an existing single-family residence. The project is consistent with the policies for the following reasons: The expansion does not result in an increase in density and would be compatible with the existing neighborhood; the project does not increase the amount of impervious surface on the lot minimizing impacts on drainage related issues; the project would not impact views from public view corridors; the project site is not currently or proposed to be a public access point; and the project is not located on an archaeologically sensitive site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan and Elevations.
- C. Applicant's letter, dated January 21, 2009

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

NO MAP
1931 EL CAMINO DE LA LUZ
COASTAL DEVELOPMENT PERMIT
JUNE 3, 2009

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on is limited to a Coastal Development Permit to allow the construction of an attached 380 square foot, two-car carport addition to an existing 1,731 square foot two-story single family residence and permit an as-built conversion of the existing 495 square foot attached garage to habitable floor area and the improvements shown on the site plan signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner

that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

- B. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
- C. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
- D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all

further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

2. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition A.4, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
3. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date	
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
2. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
3. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) (telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The construction contact phone number shall include an option to contact a person instead of a machine in case of emergency. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
4. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and any related Conditions of Approval, as follows.
 - a. **Existing Tree Preservation.** The existing tree(s) shown on the approved Site Plan to be saved shall be preserved and protected and fenced three feet outside the dripline during construction.
5. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
6. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

7. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further

agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.



SHEET INDEX	
SITE PLAN, STATS	A
FLOOR PLANS	A
ELEVATIONS	A

PROJECT DATA

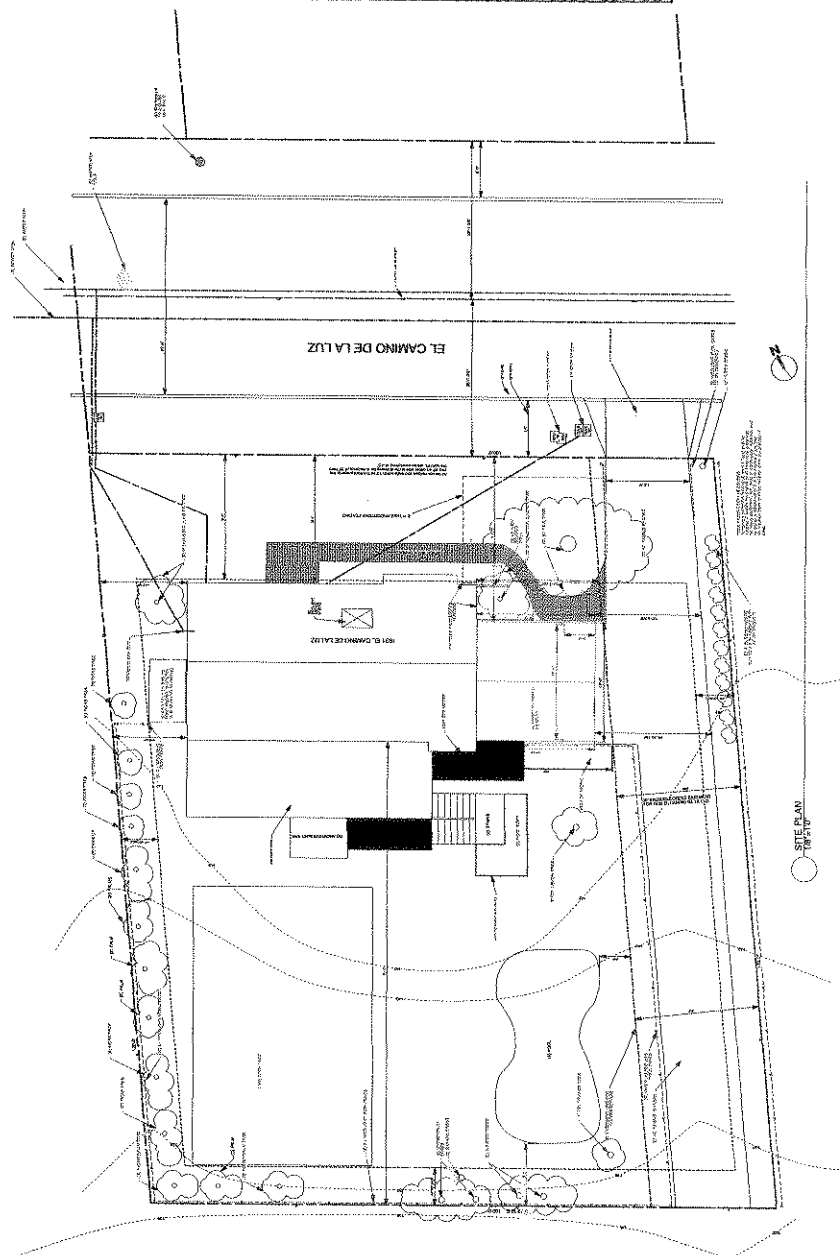
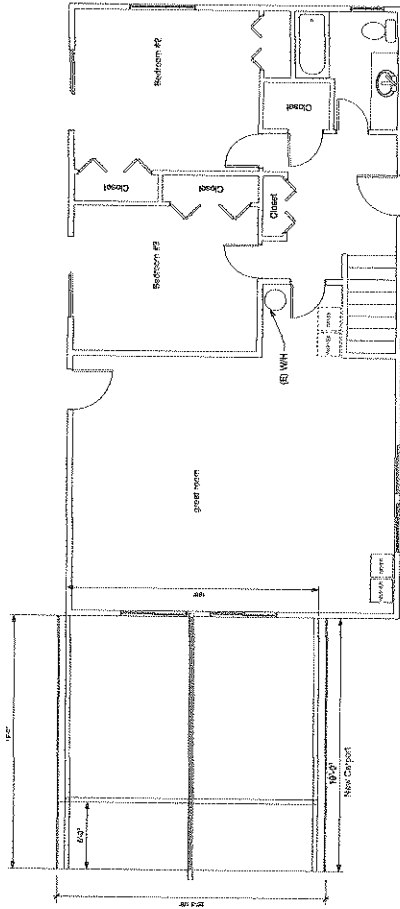
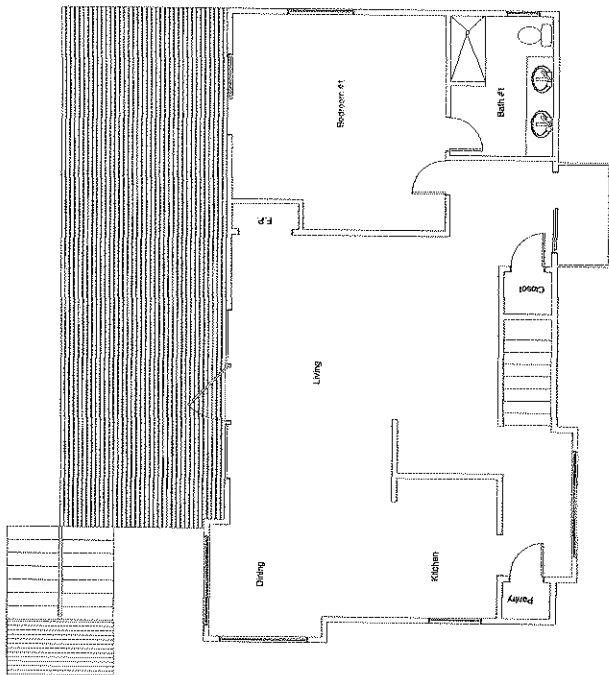
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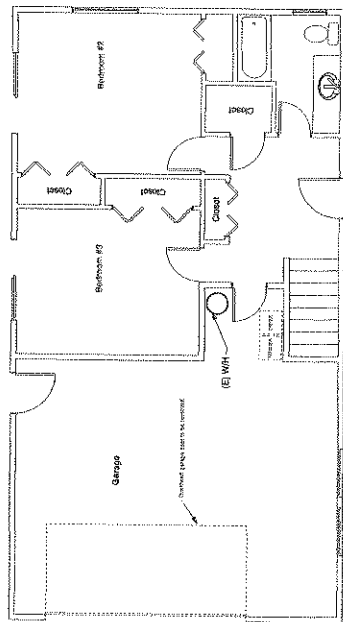
EXHIBIT B



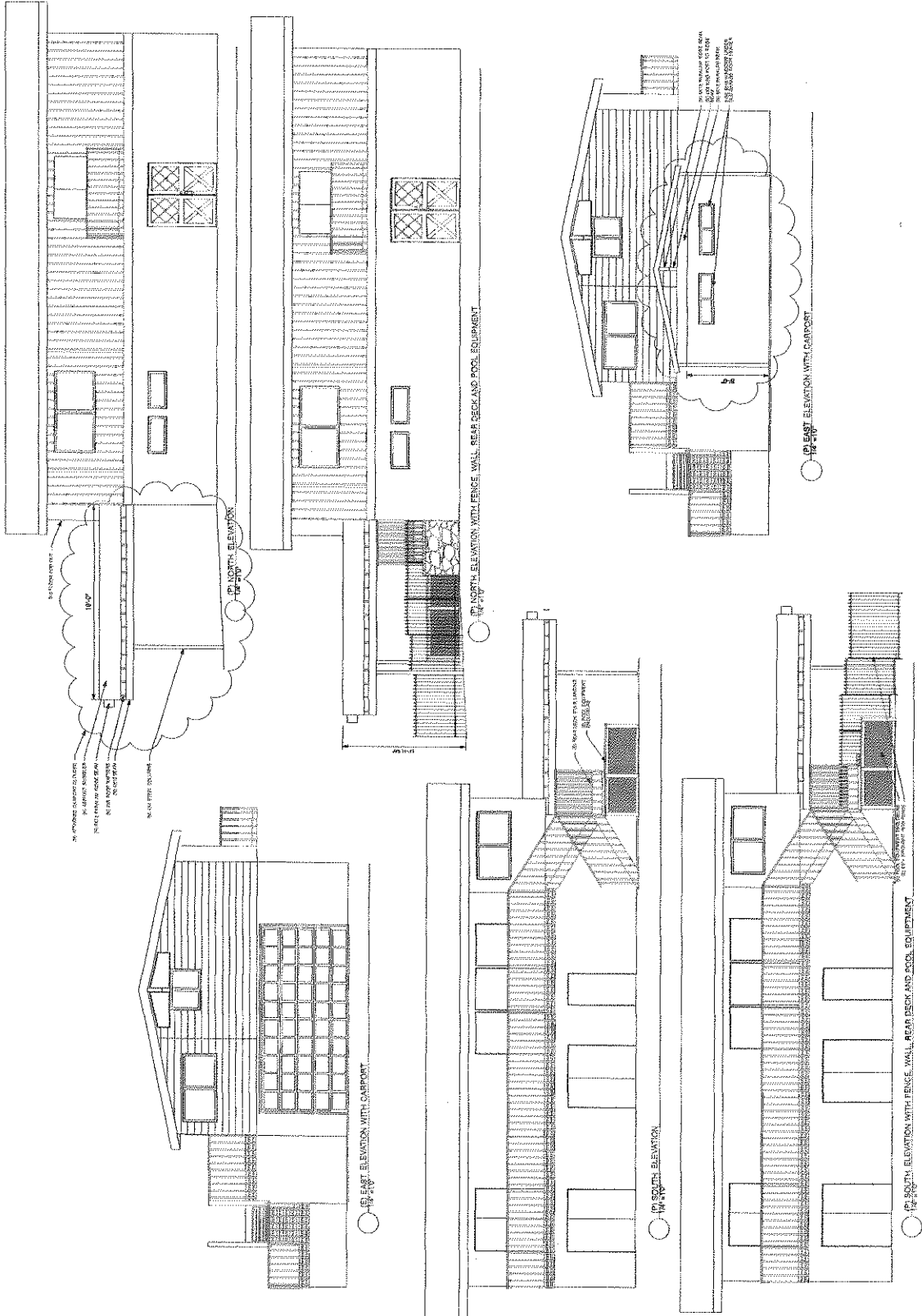
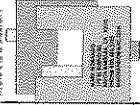
2ND FLOOR PLAN



1ST FLOOR PLAN



1ST FLOOR PLAN



RECEIVED
JAN 21 2009

Planning Division
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Date 1/22/09 CITY OF SANTA BARBARA
PLANNING DIVISION

Coastal Development Permit for 1931 El Camino De La Luz
APN 045-100-081
Land Use E-3/SD-3

Dear Planning staff,

Enclosed please find the formal application for the project located at 1931 El Camino De La Luz, within the West Mesa neighborhood of the City of Santa Barbara. The subject property is a 0.28 acre parcel zoned E-3/SD-3 within the Appealable jurisdiction of the California Coastal Commission.

The applicants are requesting approval for a Coastal Development Permit at the Staff Hearing Officer, pursuant to Section 28.44.060 of the Santa Barbara Municipal Code. No Design Review is required.

The applicants, Tom and Mindy Thomas, purchased the property in 1998, and are proposing to convert the existing 495 square foot two-car garage to habitable space and erect an attached 380 square foot two-car carport. The existing two-story dwelling is 1,731 net square feet with an attached 495 square foot two-car garage for a total of 2,226 square feet. The new carport is 380 square feet for a total of 2,718 square feet on site. The project is consistent with development in the neighborhood.

The garage conversion requires the removal of the existing garage roll-up door and infilling the area under the garage door header with a stucco wall with two five foot wide by eighteen inch long sliding windows.

The new carport will be constructed on the existing driveway pavement and match the architecture of the existing dwelling.

There will be no grading, as only two pressure footings will be required for the new carport.

There will be no change to the existing drainage on site, or new paving associated with the project. All drainage at the front of the dwelling currently and historically travels to the City street. All other drainage travels down the driveway to the existing legal drain at 1933 El Camino De La Luz. No new noise sources, smoke or odors will be produced by this project. No disposal of hazardous materials. No recreation trails traverse the site.

No resources or constraints studies have been prepared.

No structures will be demolished and no trees or vegetation removed. The property is not located near a creek nor a water course.

The property is within the E-3, single family residence zone and all land uses designations in the vicinity are E-3 with the SD-3 coastal overlay.

EXHIBIT C

Members of the public have access to the beach at Mesa Lane, 2,018 feet to the west along the road of 1,615 feet as the crow flies.

The construction will take approximately 4-6 weeks and adhere to all laws and City Ordinances.

Sincerely,

Mark Morando